

**Planning Board Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: January 21, 2004 at 6:00 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)**

Agenda for the Regular City Planning Board Meeting on **Wednesday, January 21, 2004**  
at **6:00 pm** in the Aldermanic Chambers, Third floor, City Hall, One City Hall Plaza  
(Note: If you will not be able to attend the meeting, please notify the Planning Department)

## BUSINESS MEETING:

**I. ADMINISTRATIVE MATTERS: (See enclosed)**

1. Approval of the Minutes of December 4, 2003 and December 20, 2003.
2. Receive and file the Financial Report for the period ending December 31, 2003.

## II. REGULATORY MATTERS:

- |    |                          |  |                             |                   |                                  |
|----|--------------------------|--|-----------------------------|-------------------|----------------------------------|
| 3. | S-39-2003                | Property located at 255 Walnut Hill Avenue, an application to consolidate existing parcels and subdivide into four (4) single family building lots - Penda Associates, LLC   | <b>Public Hearing:</b>      | <b>12/4/2003</b>  |                                  |
|    |                          |  | <b>Deadline for Action:</b> | <b>01/21/2004</b> | <b>[Recommendation Enclosed]</b> |
| 4. | SP-22-2003<br>PD-13-2003 | Property located at 845 Mammoth Road, an application for approval to create a “planned development”, and for site plan approval for the construction of a ten (10) unit multi-family building on a lot containing four (4) dwelling units – Fourth Street Realty, Inc. Co. | <b>Public Hearing Held:</b> | <b>10/09/2003</b> |                                  |
|    |                          |  | <b>Deadline for Action:</b> | <b>01/21/2004</b> | <b>[Staff Report Enclosed]</b>   |
| 5. | SP-23-2003<br>CU-20-2003 | Property located at 2233 North River Road, an application for site plan approval for the construction of a 10,648 sq. ft. chabad/synagogue – 2233 North River Road, LLC  | <b>Public Hearing:</b>      | <b>01/08/2004</b> |                                  |
|    |                          |  | <b>Deadline for Action:</b> | <b>03/11/2004</b> | <b>[Staff Report Enclosed]</b>   |

6. SP-26-2003 PD-16-2003 Property located at Bell Street, an application to create a planned development, and for site plan approval for the construction of two (2), two (2) story multi-Family handicapped accessible buildings containing 36 dwelling units, with on-Site parking – Valley Vista, LLC  
**Public Hearing:** 12/04/2003  
**Public Hearing Continued:** 01/08/2004, 2/12/2004 [Hearing continued, see attached extension]  
**Deadline for Action:** 01/21/2004
7. SP-27-2003 Property located at 394 Second Street, an application for site plan approval for the conversion of an existing industrial building to 15,000 sq. ft. of retail space, and renovations to create 33 apartments in the upper three floors – Families in Transition (Estate of John I. Jacobs)  
**Public Hearing:** 01/08/2004  
**Deadline for Action:** 03/11/2004 [Recommendation Enclosed]
8. PD-14-2003 Property located on Bicentennial drive, an application to create a planned development by the construction of ten (10) single family dwellings – Hanaby Homes, LLC for 2233 N. River Road, LLC  
**Public Hearing:** 01/08/2004  
**Deadline for Action:** 03/11/2004 [Staff Report Enclosed]
9. PD-17-2003 Property located at 721 Mammoth Road, an application to create a planned development by the construction of three (3) buildings containing a total of nine (9) dwelling units – 721 Mammoth Road, LLC  
**Public Hearing:** 01/08/2004  
**Deadline for Action:** 03/11/2004 [To be Provided]

### III. OTHER BUSINESS ITEMS:

10. An application by Stone Ends Apartments, LLC for a voluntary merger of three (3) contiguous parcels in Manchester Tax Map 766 Lot, 1, Lot 4 and Lot 6.
11. Review of status of Ledgewood project with applicant.

### IV. INFORMATIONAL ITEMS:

12. Determination of Regional Impact. [To be distributed at meeting]

### V. SUCH OTHER ITEMS AS BOARD MEMBERS MAY WISH TO INTRODUCE.